

High Tech / Office / Engineering / R&D

7315-7321 N. Atlantic Avenue, Cape Canaveral, FL 32920

FOR LEASE Move-in-Ready / Up to 71,517 SF of Class A Office Available



OFFERING SUMMARY

Available SF: 20,856 - 71,517 SF

Lease Rate: \$14.95 SF/yr (NNN)
est. \$4.90 PSF CAM

Acres: 11.85 Acres

Zoning: Cape Canaveral
Commercial/Manufacturing
District (C-2)

Utilities: City Water/Sewer; FPL

PROPERTY OVERVIEW

525' +/- Frontage on SR A1A Eastern Boundary
992' +/- Depth on North & South Boundaries
525' +/- Banana River Frontage Western Boundary

33,500 +/- VPD SR A1A

50,661 SF +/- @ 7315 Riverfront Single Story Building
20,856 SF +/- @ 7321 A1A 2-Story Building

Buildings can be leased Individually or Combined for a Total of 71,517 SF +/-

Membrane Roofing Systems
Concrete Construction
100% HVAC with Zoned Systems
Mix of Hard Wall Offices & Open Landscape
Carpet, Tile, Painted Drywall, Ceiling Tiles
Well Landscaped with Irrigation System
308 Asphalt Paved/Striped/Lighted Parking Spaces
City Water/Sewer & FPL Electric
C-2 Zoning: Office, Manufacturing, Commercial & More



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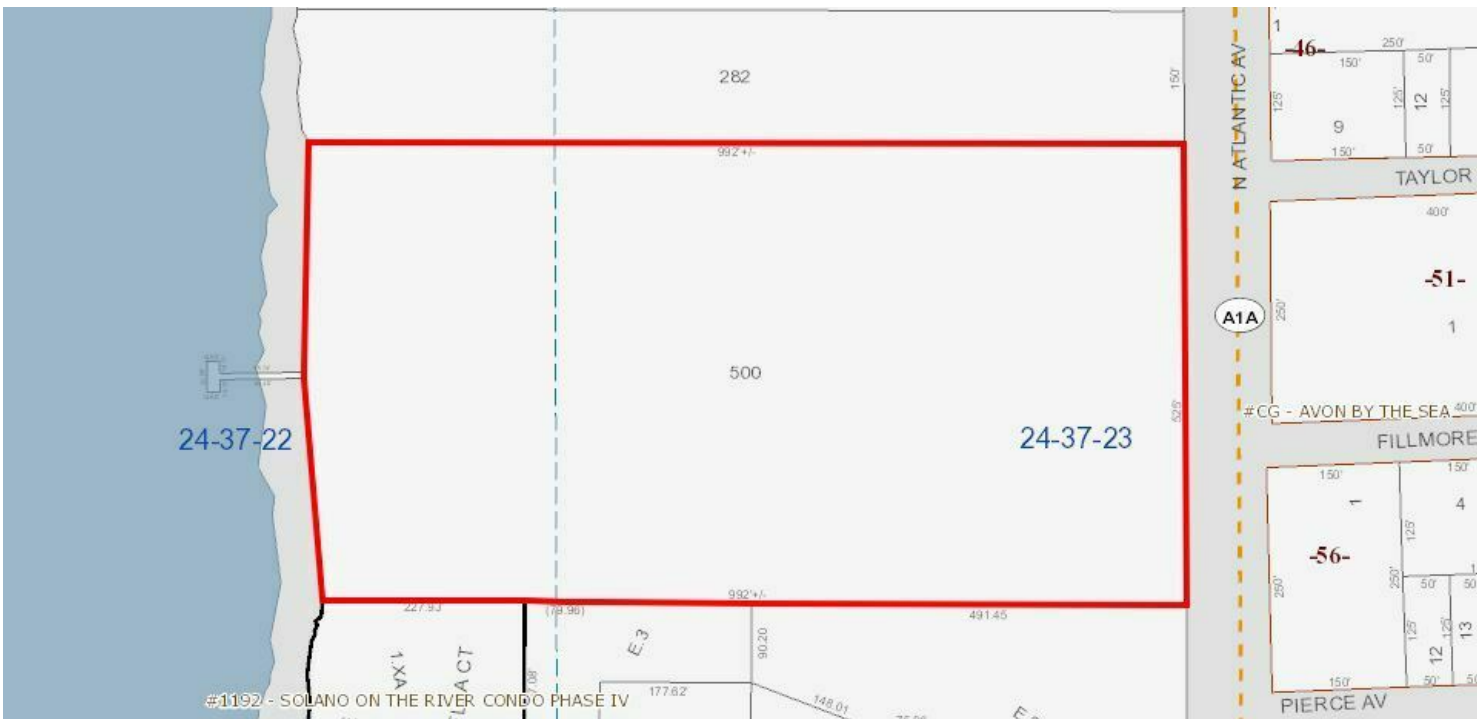
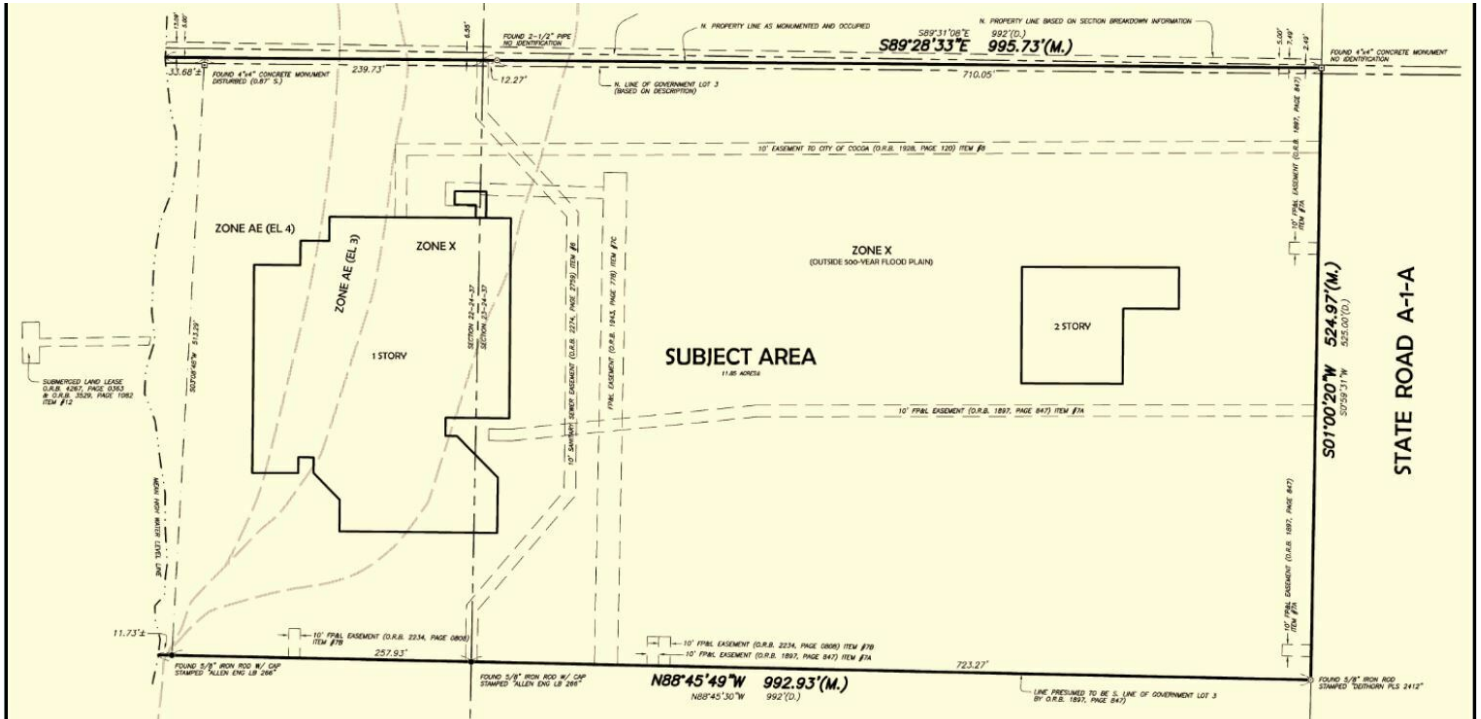


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Site Plan & Plat



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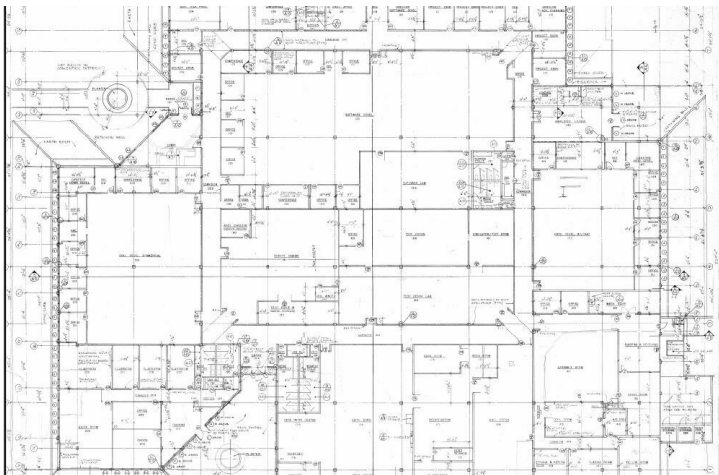


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7315 N. Atlantic Avenue (50,661 SF Riverfront Building)



PROPERTY DESCRIPTION

- 50,661 SF +/- Office / Flex / R&D / Engineering Building.
- Zoning: Office, Manufacturing, Lab, Engineering & More!
- Membrane & Mansard Roof System.
- Concrete Construction.
- 100% HVAC.
- City Water/Sewer; FPL Electric.
- Gas Generator for Emergency Lights, IT, Environmental Systems
- Mix of Hard Wall Offices & Open Landscape for Cubes.
- Strategy Room, Break Room.
- Multiple Conference Rooms
- Reception/Lobby Area
- Men's & Women's Restrooms
- Approximately 5% of Building is Specialized Secure Area
- Solid Wood Doors
- Carpet & Drop Ceiling Throughout Interior
- Painted Drywall
- Magnetic Key Locks
- River View West Side
- Wood Docking
- Abundant Parking
- Well Landscaped with Irrigation System
- Built in 1979



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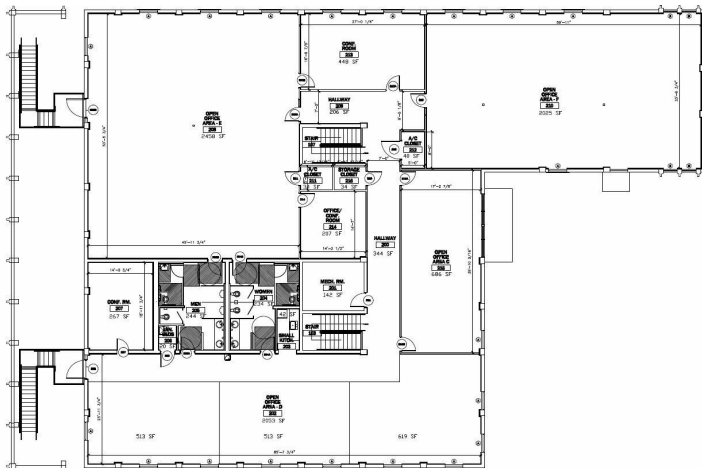
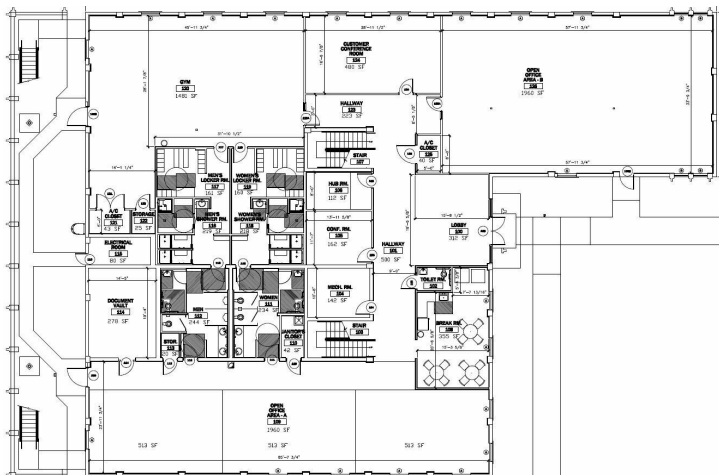
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7321 N. Atlantic Avenue (20,856 SF A1A Building)



PROPERTY DESCRIPTION

- 1st Floor 10,428 SF +/-
- 2nd Floor 10,428 SF +/-
- 20,856 SF +/- Total
- C2 Zoning: Office, Manufacturing, Lab, Engineering & More!
- 33,500 +/- Vehicles Per Day on Highway A1A
- Membrane Roof System
- Concrete Block & Stucco Construction
- 100% HVAC with Zoned Systems
- City Water/Sewer; FPL Electric
- Impact Windows & Doors
- Energy Efficient Motion Sensor Lighting
- Mix of Hard Wall Offices & Open Landscape for Cubes
- Multiple Conference Rooms
- Secure Vault Room
- Break Room
- Gym, Men's & Women's Locker Rooms with Showers
- Reception/Lobby Area
- Carpet & Drop Ceiling Throughout Interior
- Solid Wood Doors
- Magnetic Key Locks
- Block Monument Signage
- Abundant Parking
- Well Landscaped with Irrigation System
- Renovated 2010, Built 1961



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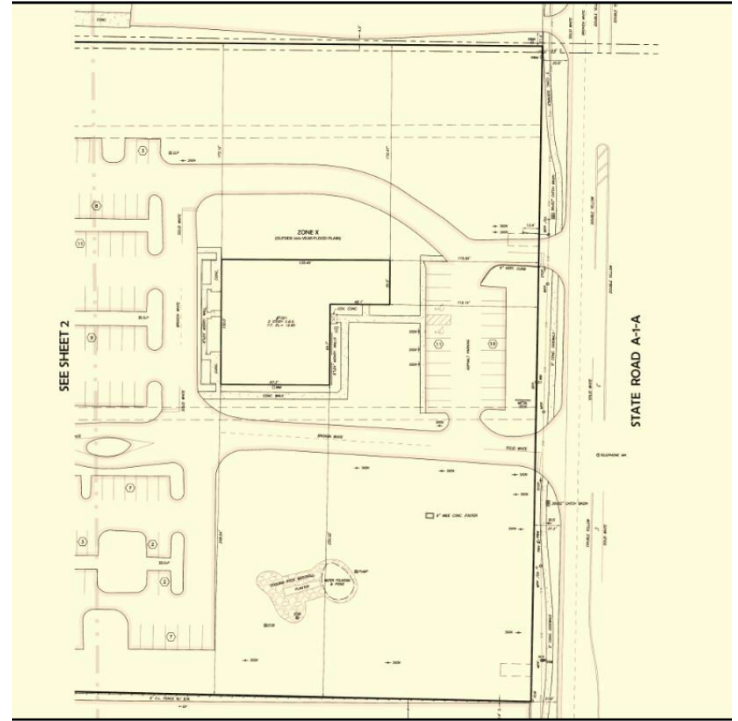
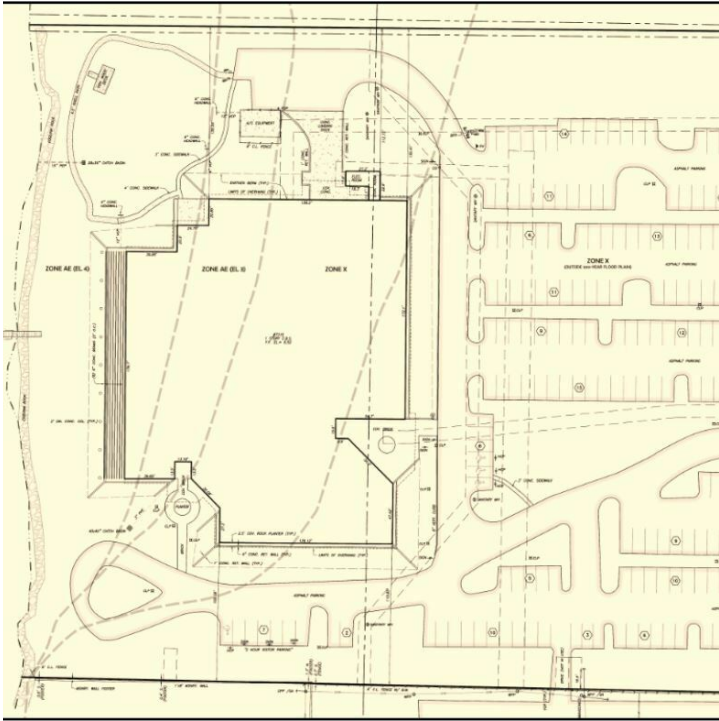


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Site Plan & Location Description



LOCATION DESCRIPTION

Brevard County, known as “Florida’s Space Coast”, is located approximately halfway between Miami & Jacksonville on the Atlantic Ocean, about an hour drive east of Orlando. The area was Ranked #1 best place to live in Florida in US News and World Report 2019, Ranked #2 in Milken Institute’s Best Performing Cities 2021 competing with cities such as Seattle, Austin, and Phoenix, and Ranked 10th Best destination for new business manufacturing jobs in Florida TaxWatch 2019. Florida ranks #4 in the 2018 State Business Tax Climate Index, which compares corporate income, individual income, sales, unemployment, insurance and property taxes. Florida is a state with no income tax. Additional data for Brevard / Cape Canaveral area can be found at the EDC website: <https://spacecoastedc.org/>.

The Property is located in Cape Canaveral near Port Canaveral (Cruise & Shipping), Cape Canaveral Air Force Station, Patrick Space Force Base, Kennedy Space Center & Spaceport Florida (home to SpaceX, Boeing, ULA, NASA & others).

The Subject Property is located in the A1A Economic Opportunity Overlay District. Make this the future home for your business today!



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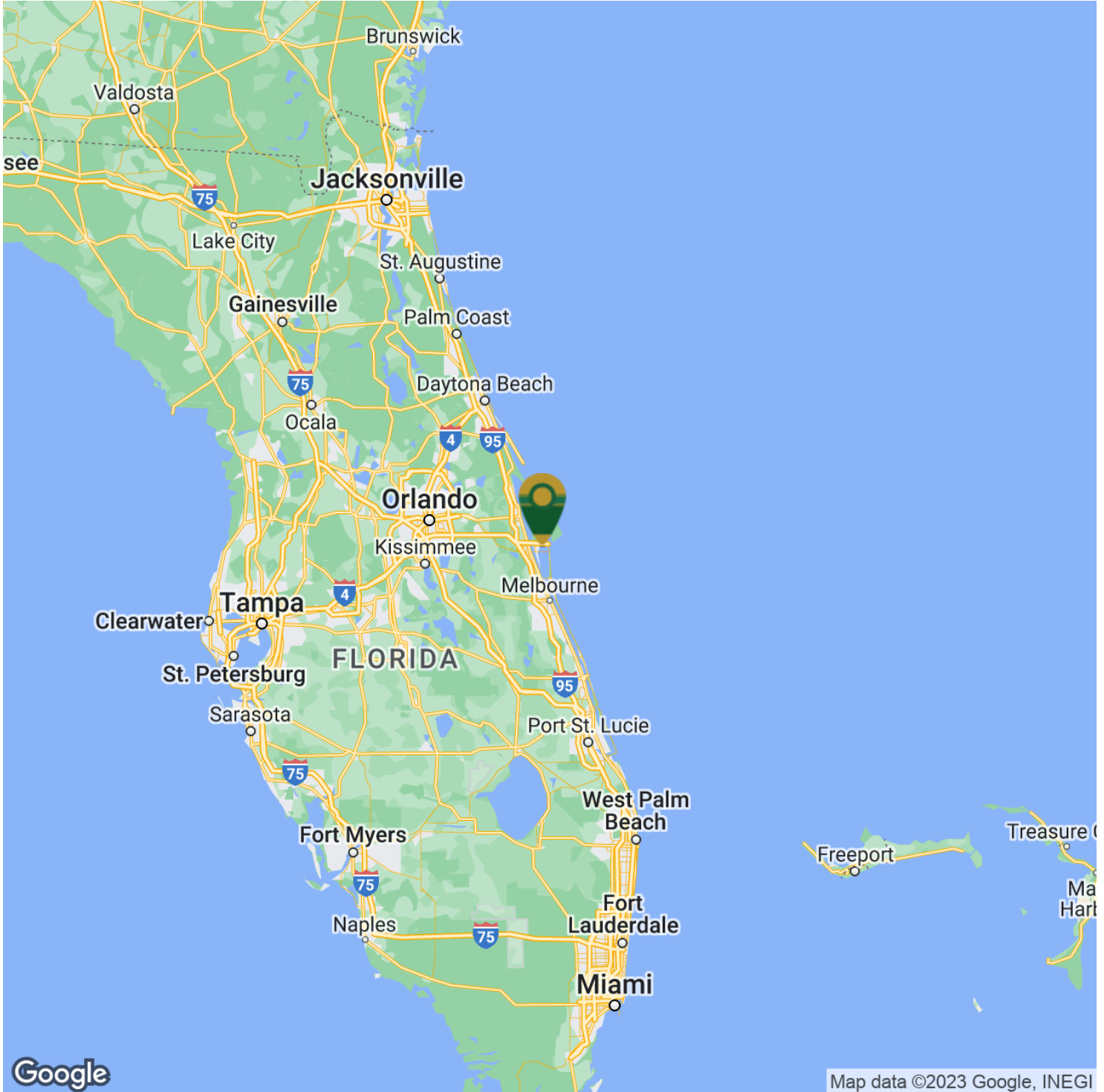


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Location Map



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